



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

December 15, 2022

Meg George
Akerman LLP
71 S. Wacker Dr., 46th Floor
Chicago, IL 60606

Re: Minor change to PD 768, Bally's Temporary Casino at 600 N. Wabash Ave.

Dear Ms. George:

Please be advised that your request for a minor change to Planned Development No. 768 ("PD 768") has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Zoning Ordinance and Statement No. 12 of PD 768.

Bally's Chicago Operating Company, LLC, ("Bally's") is under contract to lease the Medinah Temple, located at 600 N. Wabash Ave., and within PD 768. The City of Chicago executed a Host Community Agreement with Bally's to operate a temporary casino at the subject site. With the consent of the property owner, Bally's is seeking a minor change to allow temporary signage, as shown on the attached, and as approved by the Permit Review Committee of the City of Chicago Commission on Landmarks on August 4, 2022.

Statement No. 5 of the PD permits entertainment and spectator sports, and the Zoning Ordinance was recently amended with the addition of a casino within the entertainment and spectator sports use, per Section 17-17-0104-AA.3 and regulated by these additionally added standards per Section 17-9-0120. Additionally, Medinah Building LLC sought approval of this casino use pursuant to the Redevelopment Agreement of April 6, 2001, Document No. 0010281753, and as required pursuant to Statement No. 16 of the PD.

The Department of Planning and Development has determined that allowing the proposed signage plan in conjunction with the proposed plans to renovate the Medinah Temple into a Temporary Casino will not create an adverse impact on the Planned Development or surrounding neighborhood, will not result in an increase in the bulk or density, and will not change the character of the development, and therefore, would constitute a minor change.

The following (11) eleven exhibits accompany this letter and are made part of the planned development:

- Cover Page – Rendered Image
- A-001 – Site Plan
- A-100 – L0 Floor Plan



DEPARTMENT OF PLANNING AND DEVELOPMENT
CITY OF CHICAGO

- A-101 – L1 Ground Level Floor Plan
- A-102 – L2 Second Level Floor Plan
- A-103 – L3 Third Level Floor Plan
- A-104 – L5 Roof Plan
- A-200 – North Elevation
- A-201 – East Elevation
- A-202 – South Elevation
- Enlarged Signage Sheet

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance and PD 768, I hereby approve the foregoing minor change, but no other changes to this Planned Development. This minor change is valid for twelve (12) months from the date of this letter unless action to implement the minor change is commenced within such time period and thereafter diligently pursued to completion, including, if applicable, construction consistent with the minor change as authorized by a building permit. If action to implement the minor change, including construction, does not begin within the time set forth, or does not proceed with reasonable diligence, then the approval will lapse and become null and void.

Sincerely,

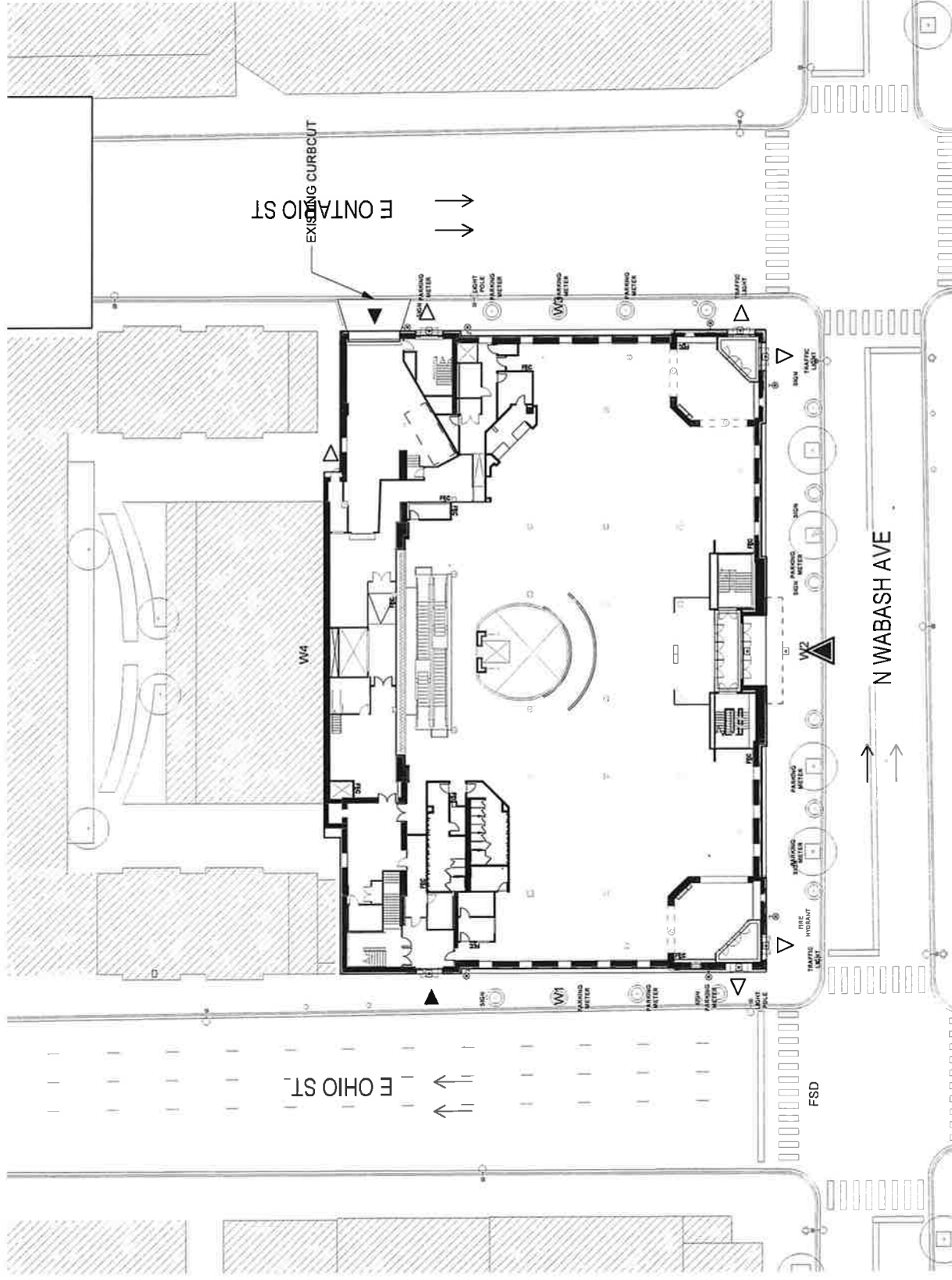
Noah Szafraniec
Assistant Commissioner, Plan Commission

C: Mike Marmo, Janice Hill, Dijana Cuvalo, Main File

MEDINAH TEMPLE
TEMPORARY CASINO
Chicago, IL

prepared by
STLARCHITECTS

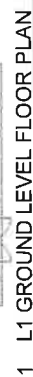




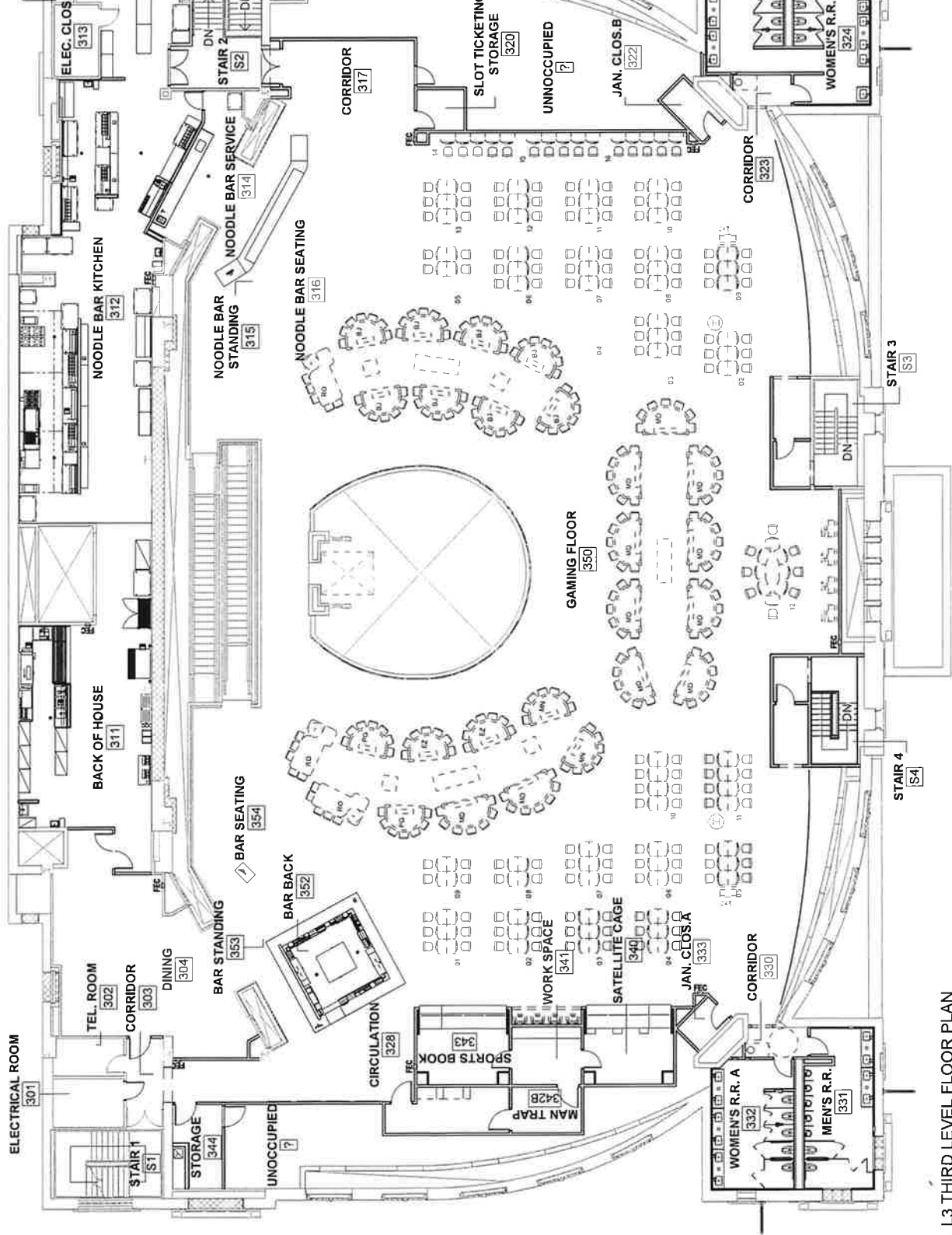
1. OVERALL SITE PLAN

1/32" = 1'-0"

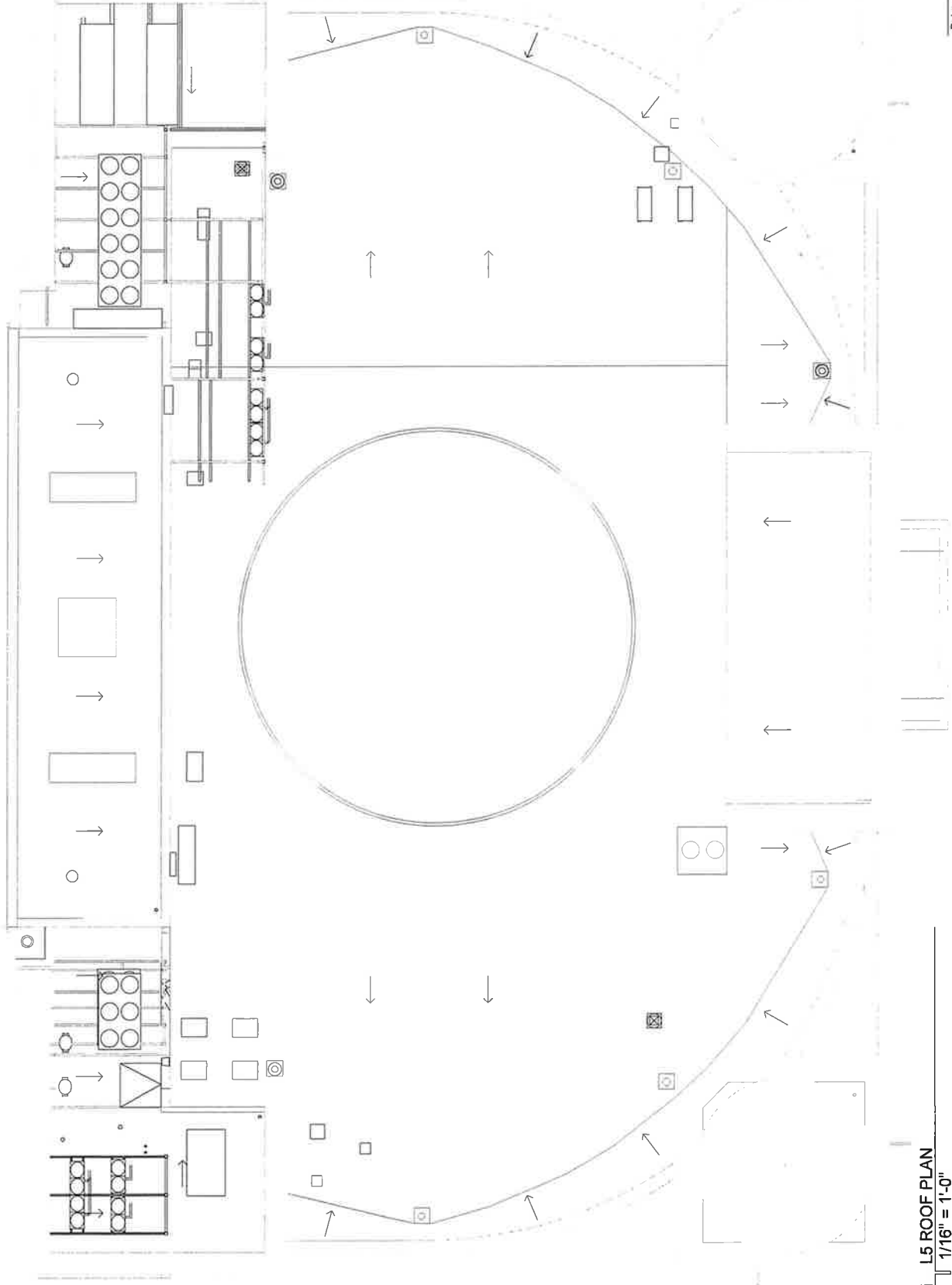




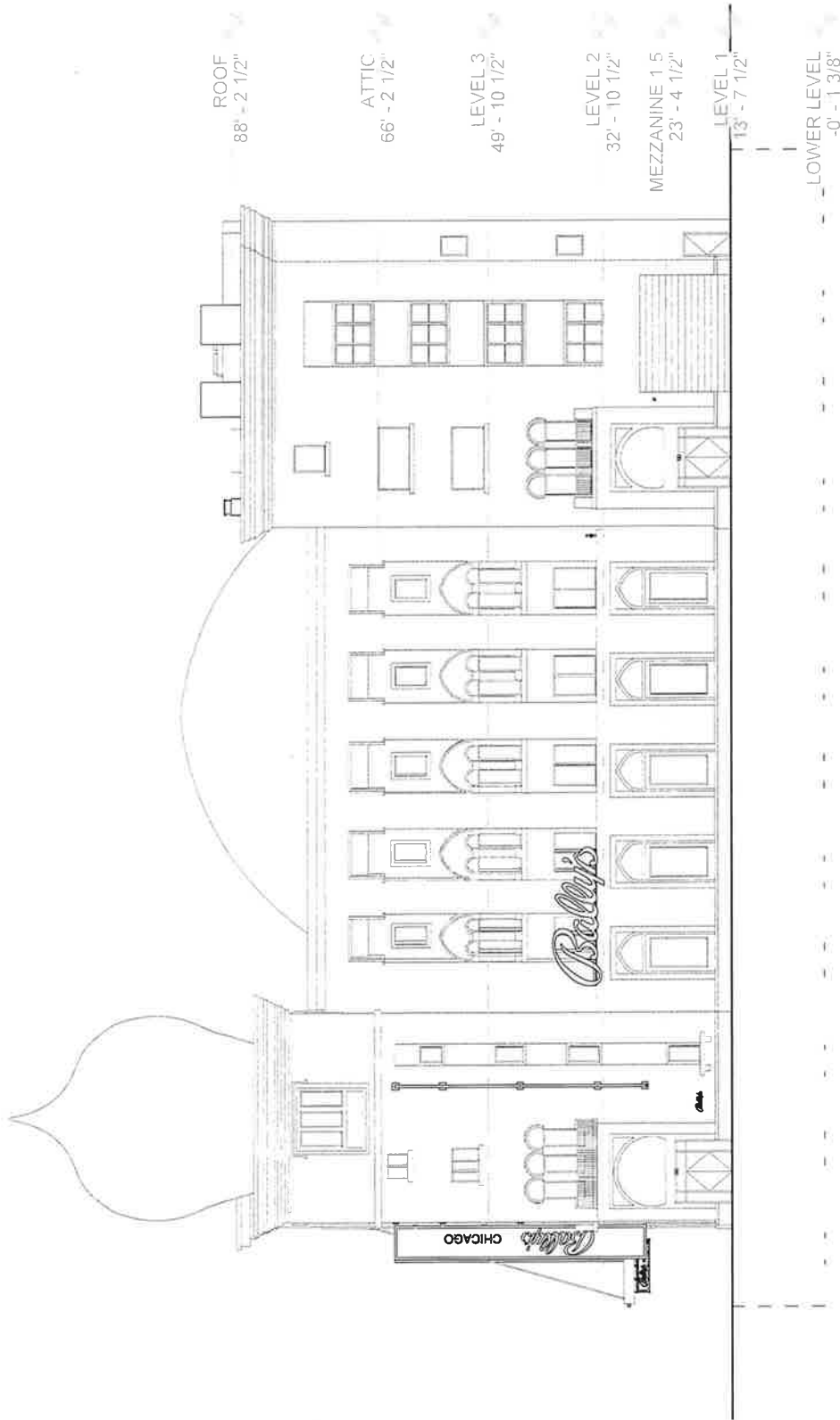




1 L3 THIRD LEVEL FLOOR PLAN
1/16" = 1'-0"

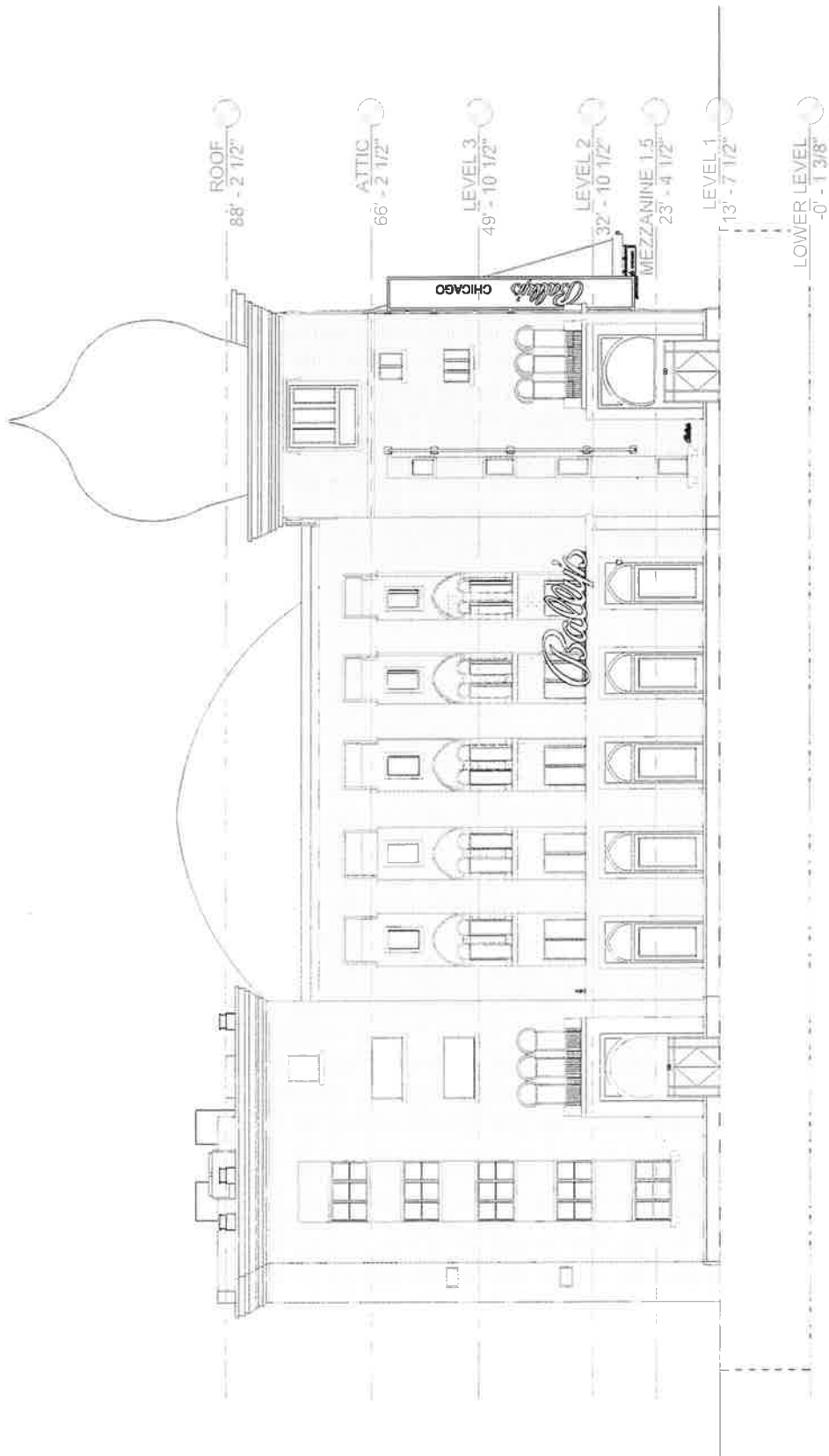


1 L5 ROOF PLAN
1/16" = 1'-0"

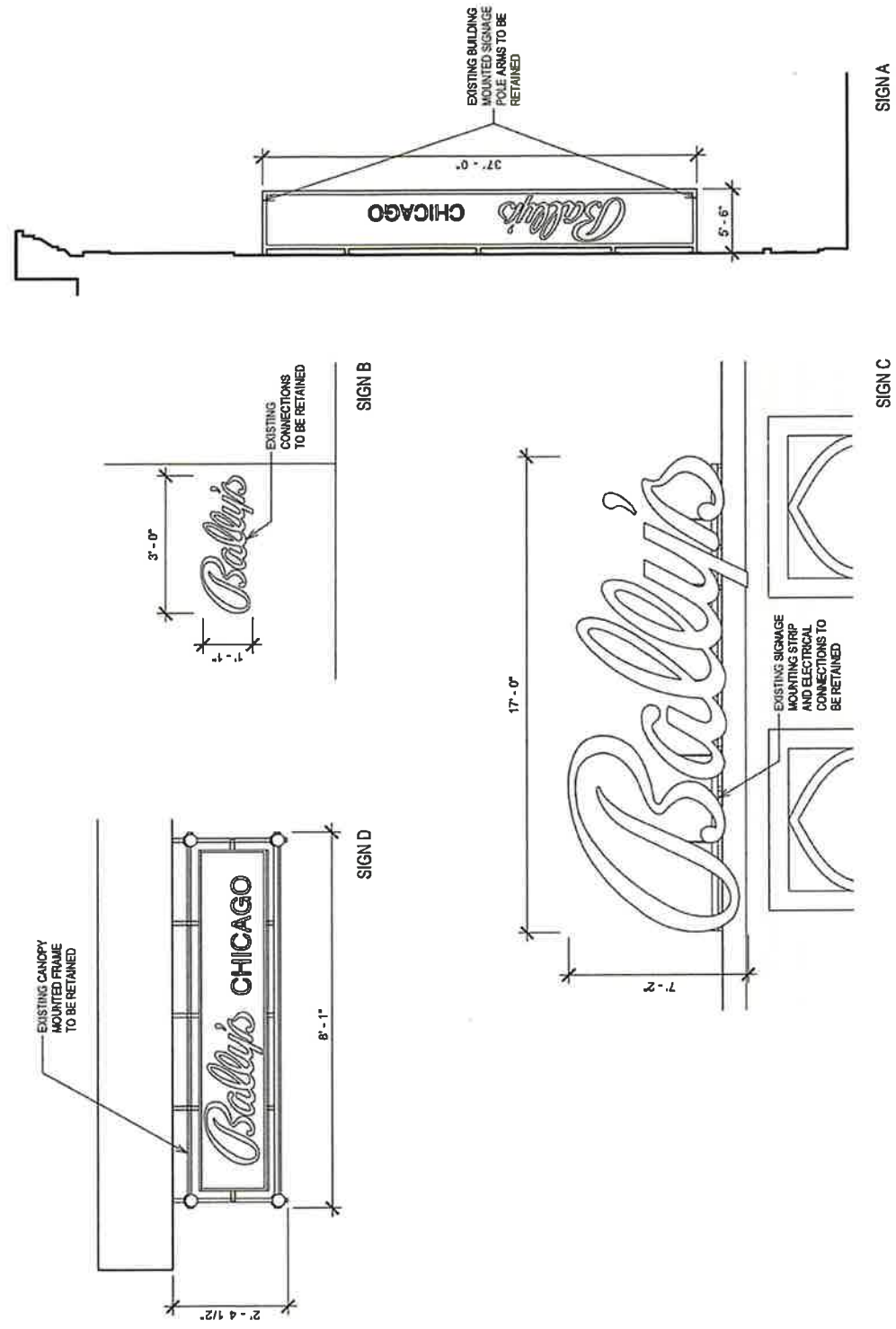


1 ELEVATION-NORTH
1/16" = 1'-0"





1 ELEVATION-SOUTH
1/16" = 1'-0"



ENLARGED SIGNAGE



Applicant: Bally's Casino

Medinah Temple
600 N Wabash Ave, Chicago IL 60611
DMA | STLarchitects | SOSH Architects | Urban Works

STLARCHITECTS

808 N. Dearborn Street, Chicago, Illinois 60610

The following are said ordinances as passed (the italic heading in each case not being a part of the ordinance):

Reclassification Of Area Shown On Map No. 1-E.
 (As Amended)
 (Application No. 19987)
 (Common Address: 600 N. Wabash Ave.)

BPD 768, 99

[SO2019-1391]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Business Planned Development Number 768 symbols and indications as shown on Map Number 1-E in the area bounded by:

East Ontario Street; North Wabash Avenue; East Ohio Street; and North State Street,

to the designation of Business Planned Development Number 768, as amended, subject to the use and bulk regulations set forth in the Plan of Development attached hereto and made a part hereof.

SECTION 2. This ordinance takes effect after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development No. 768, As Amended.

Planned Development Statements.

1. The area delineated herein as Planned Development Number 768 ("Planned Development") consists of approximately 65,445 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property"). This amendment is under the single-designated control of the Applicant, Bloomingdale's, Inc. The sole purpose of this amendment is to authorize additional uses in the Medinah Temple building.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for

amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400.

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3. ~~All applicable official reviews, approvals or permits are required to be obtained by the~~ Applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation on behalf of the Applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the Planned Development.

Ingress or egress shall be pursuant to the Planned Development and may be subject to the review and approval of the Departments of Planning and Development and Transportation. Closure of all or any public street or alley during demolition or construction shall be subject to the review and approval of the Department of Transportation.

Pursuant to a negotiated and executed Perimeter Restoration Agreement ("Agreement") by and between the Department of Transportation's Division of Infrastructure Management and the Applicant, all improvements or restoration of the public way adjacent to the property, which may include, but not be limited to, the following shall be reviewed and determined by the Department of Transportation's Division of Infrastructure Management:

- Full width of streets
- Full width of alleys
- Curb and gutter
- Pavement markings
- Sidewalks
- ADA crosswalk ramps
- Parkway and landscaping

The Agreement shall reflect that all work must comply with current rules and regulations and must be designed and constructed in accordance with the Department of Transportation's Construction Standards for Work in the Public Way and in compliance with the Municipal Code of Chicago Chapter 10-20. Design of all improvements should follow the Department of Transportation's Rules and Regulations for Construction in the Public Way as well as The Street and Site Plan Design Guidelines. Any variation in scope or design of public way improvements and restoration must be approved by the Department of Transportation.

4. This plan of development consists of 17 statements; a Bulk Regulations Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary and Property Line Map; and Site Plan, prepared by Antunovich Associates, dated March 13, 2019, submitted herein. The building elevations published in the *Journal of the Proceedings of the City Council of the City of Chicago* dated December 13, 2000, at pages 48593 -- 48598, are incorporated by reference. In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Chicago Zoning Ordinance, this Planned Development shall control.
5. The following uses are permitted in the area delineated herein as Planned Development 768: artist live/work space; eating and drinking establishments; office; retail sales; art gallery; arts-related business; artist work or sales space; and accessory and related uses.

The following uses are permitted in the Medinah Temple building: retail sales; eating and drinking establishments; entertainment and spectator sports; food and beverage sales; office; personal services; medical services; sports and recreation, including physical fitness and health club facilities; indoor special event; and accessory and related uses.

6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within the Planned Development, subject to the review and approval of the Department of Planning and Development and the Commission on Chicago Landmarks. Off-premises signs are prohibited within the boundary of the Planned Development.
7. For purposes of height measurement, the definitions in the Chicago Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted floor area ratio ("FAR") for the Property shall be in accordance with the attached Bulk Regulations and Data Table. For the purpose of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations and Data Table has been determined using a net site area of 65,445 square feet and a base FAR of 12.0.
9. Upon review and determination, Part II Review, pursuant to Section 17-13-0610, a Part II Review fee shall be assessed by the Department of Planning and Development. The fee, as determined by staff at the time, is final and binding on the Applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape Plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines, including Section 17-13-0800. Final landscape plan review and approval will be by the Department of Planning and Development. Any interim reviews associated with ~~Site Plan Review or Part II Reviews, are conditional until final Part II Approval.~~
11. The Applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-085, or any other provision of the Municipal Code of Chicago.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A, by the Zoning Administrator upon the application for such a modification by the Applicant, its successors and assigns and, if different than the Applicant, the legal titleholders and any ground lessors.
13. The Applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The Applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs and conserves energy and natural resources. The Applicant shall obtain the number of points necessary to meet the requirements of the Chicago Sustainable Development Policy, in effect at the time the Part II Review process is initiated for each improvement that is subject to the aforementioned policy and must provide documentation verifying compliance.
15. Pursuant to the Chicago Zoning Ordinance (Section 17-8-0911), a Planned Development gives priority to the preservation and adaptive reuse of Chicago Landmark buildings. The Planned Development includes Medinah Temple and the Tree Studios, Annex and Courtyard buildings which are designated Chicago Landmarks. Work to designated Chicago Landmarks is subject to the review and approval of the Commission on Chicago Landmarks pursuant to the Chicago Landmarks ordinance, Section 2-120-740.
16. This Planned Development shall also be in accordance with The Medinah Temple/Tree Studio Redevelopment Agreement dated April 6, 2001, and recorded on or about April 9, 2001, as Document Number 0010281753, as may be amended from time to time, and which provides further definition and description.

17. This Planned Development shall be governed by Section 17-13-0612. Should this Planned Development ordinance lapse, the Commissioner of the Department of Planning and Development shall initiate a zoning map amendment to rezone the Property to Business Planned Development Number 768, as approved December 13, 2000, and as modified administratively thereafter.

[Existing Zoning and Street System Map; Existing Land-Use Area Map; Boundary and Property Line Map; and Generalized Site Plan referred to in these Plan of Development Statements printed on pages 1795 through 1798 of this *Journal*.]

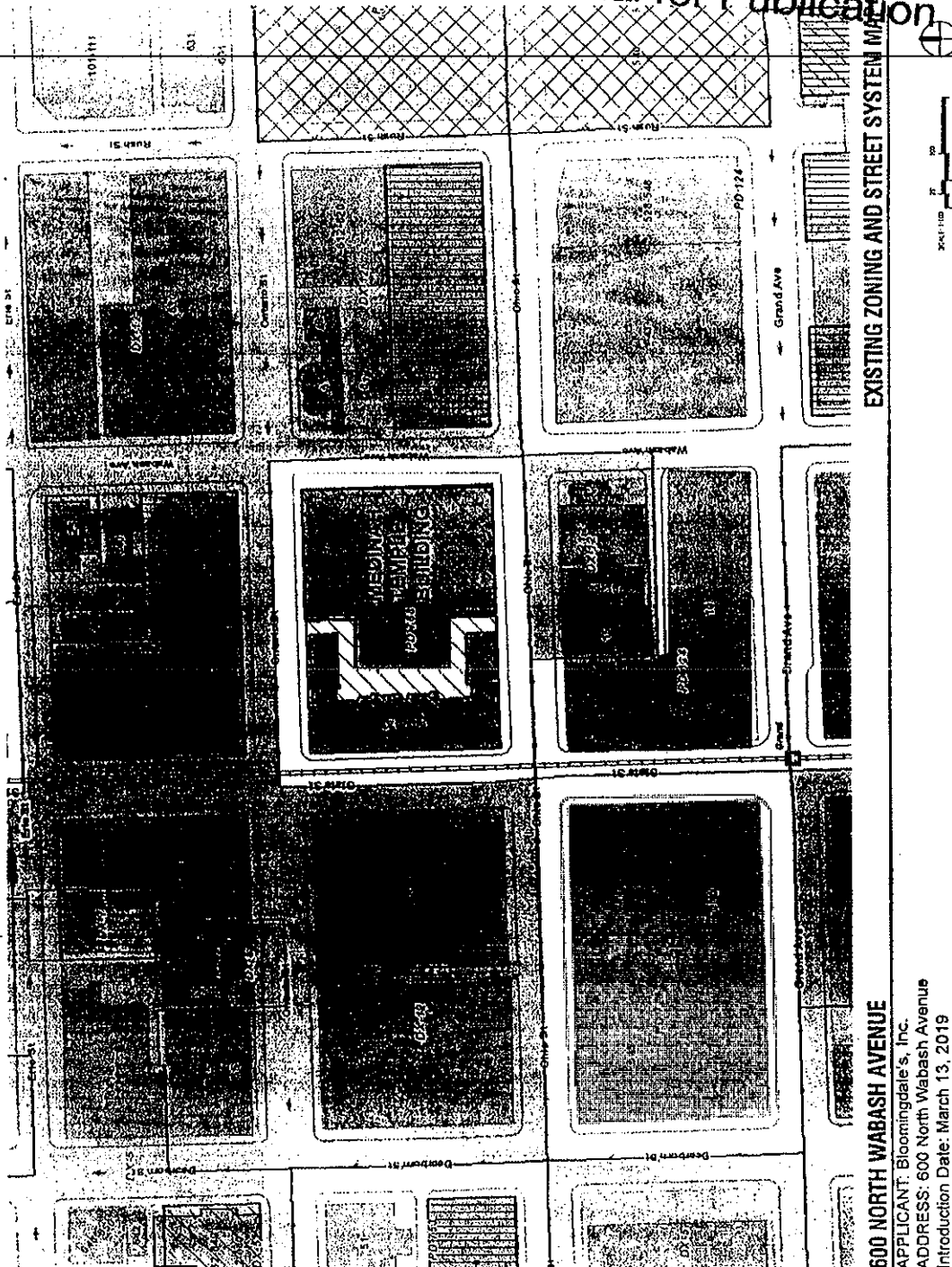
Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

Business Planned Development No. 768, As Amended.

Bulk Regulations And Data Table.

Gross Site Area:	107,002 square feet
Area of Public Right-of-Way:	41,557 square feet
Net Site Area:	65,445 square feet
Maximum Floor Area Ratio:	12.0
Maximum Percent of Site Coverage:	As per the Site Plan
Minimum Number of Off-Street Parking Spaces:	None required
Minimum Number of Loading Berths:	As per the Site Plan
Maximum Building Height:	As per elevations (existing building)
Minimum Setbacks:	As per the Site Plan
Residential Units:	Not to exceed eight (8) live/work units to be located in the annex building only.

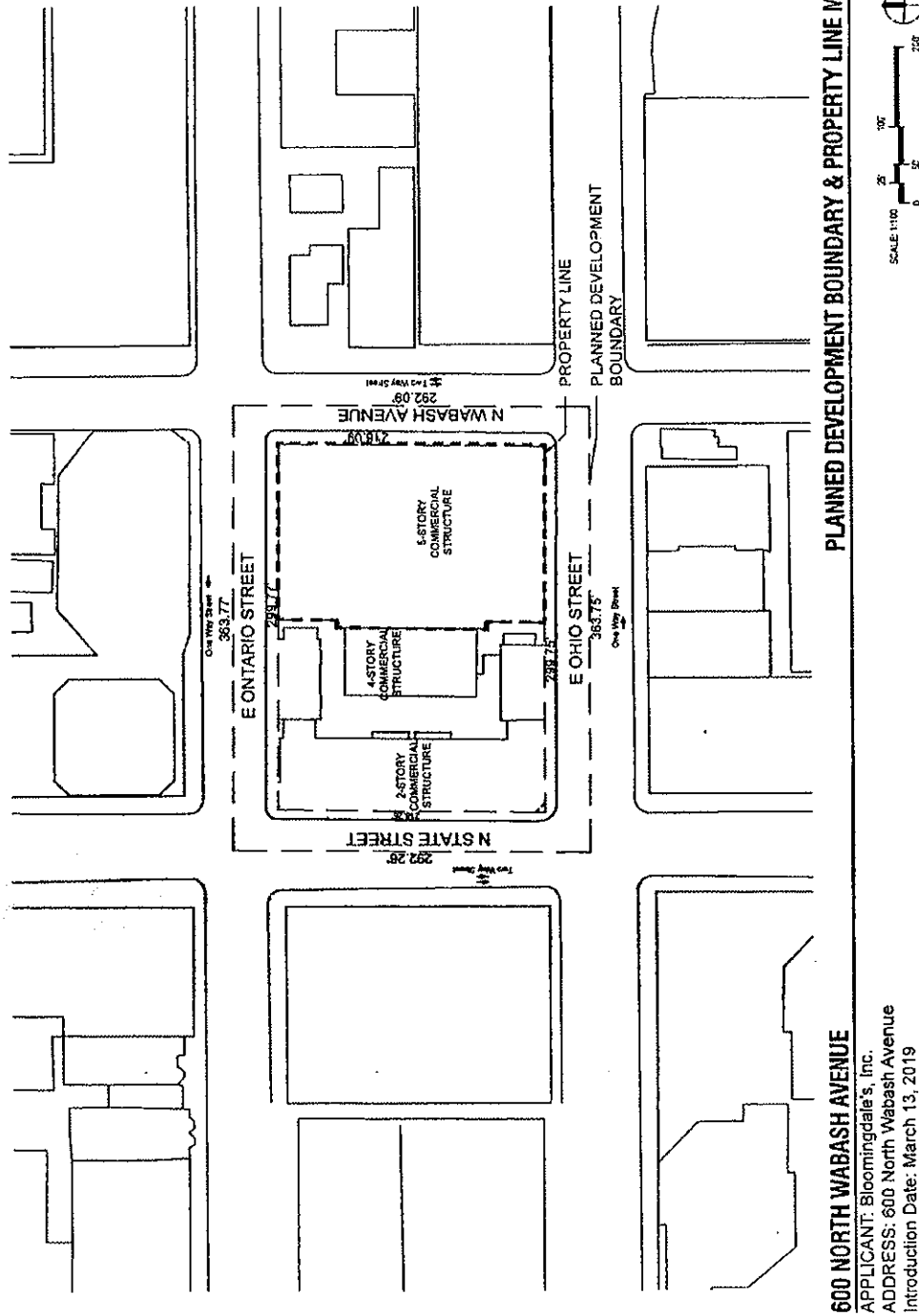
Final for Publication



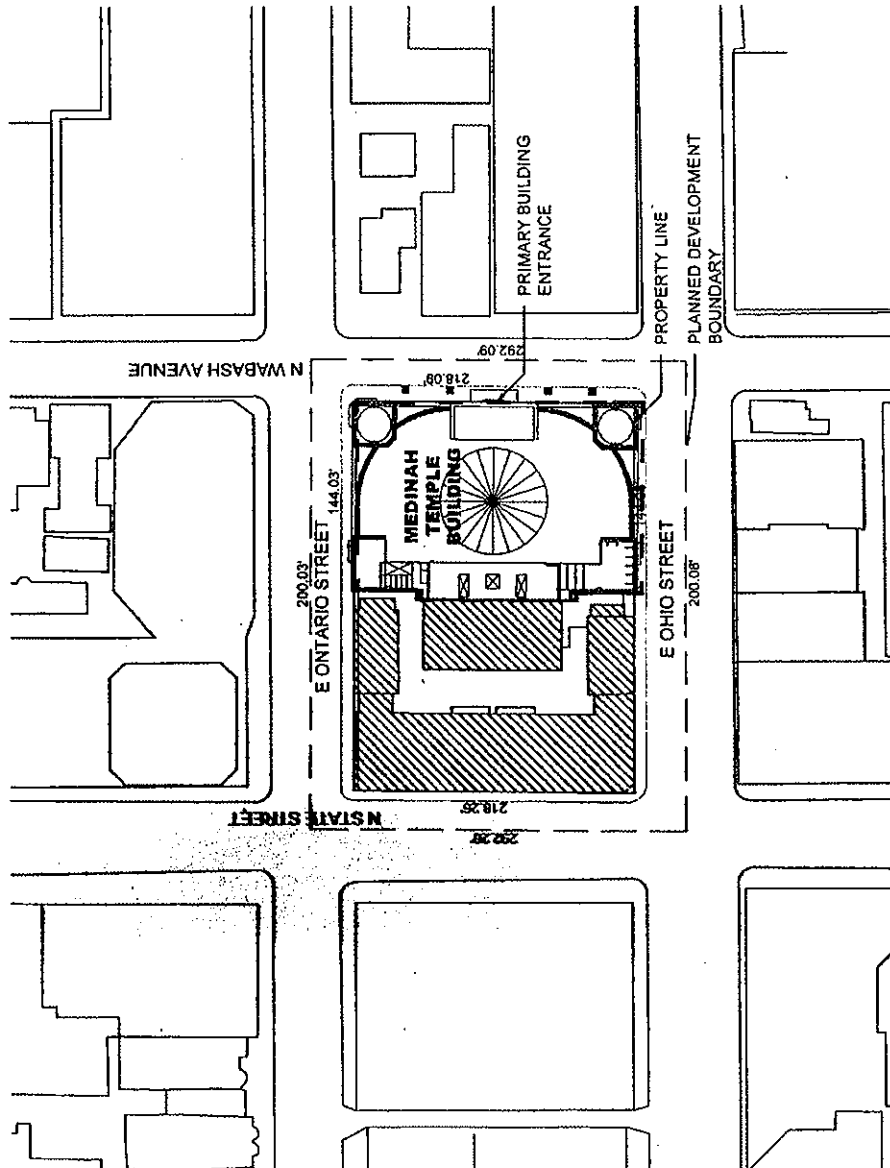
600 NORTH WABASH AVENUE

APPLICANT: Bloomingdale's, Inc.
 ADDRESS: 600 North Wabash Avenue
 Introduction Date: March 13, 2019
 CPC Date: April 18, 2019

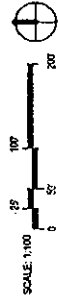
Final for Publication



Final for Publication



GENERALIZED SITE PLAN



600 NORTH WABASH AVENUE

APPLICANT: Bloomingdale's, Inc.
ADDRESS: 600 North Wabash Avenue
Introduction Date: March 13, 2019
CPC Date: April 18, 2019



City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Denise M. Casalino, P.E.
Commissioner

City Hall, Room 1000
121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)
(312) 744-2578 (TTY)
<http://www.cityofchicago.org>

April 27, 2005

Mr. Tom Verhey
Pops For Champagne
2934 North Sheffield
Chicago, Illinois 60657

Re: Request for Administrative Relief to Business Planned Development
No. 768

Dear Mr. Verhey,

Please be advised that your request for a minor change to Business Planned Development No. 768 on behalf of Pops For Champagne has been considered by the Department of Planning and Development pursuant to Section 17-13-0611 of the Chicago Zoning Ordinance and Statement No.13 of the Planned Development.

In your attempt to relocate your business to the Tree Studio space at 601-605 North State Street, you requested a modification to Statement No. 7 and the General Land-Use Plan which does not permit, nor prohibit the use of a wine bar/jazz club in the Planned Development.

The Department has reviewed the request and has determined that your request would be appropriate and consistent with Section 17-13-0611A of the Zoning Ordinance, including amendments adopted on March 9, 2005. Accordingly, I hereby approve the requested minor change to Business Planned Development No. 768, but no other changes to this development.

Very truly yours,

Denise M. Casalino, P.E.
Commissioner

DMC: SRP: pas

cc: DPD Files, Mike Marmo





City of Chicago
Richard M. Daley, Mayor

Department of Planning
and Development

Alicia Mazur Berg
Commissioner

121 North LaSalle Street
Chicago, Illinois 60602
(312) 744-4190
(312) 744-2271 (FAX)

<http://www.cityofchicago.org>

March 27, 2001

Mr. David L. Reifman
Piper Marbury Rudnick and Wolfe
203 North LaSalle Street
Suite 1800
Chicago, IL 60601

RE: Request for minor changes to Business Planned Development No.768
(Medinah Temple/Bloomingdale's)

Dear Mr Reifman:

Please be advised that your request for minor changes to Business Planned Development No. 768 on behalf of Federated Department Stores (Bloomingdale's); has been considered by the Department of Planning and Development pursuant to Section 11.11-3(c) of Chicago Zoning Ordinance and Statement No. 13 of the Planned Development.

In your letter, you requested modifications to Statement No. 7 which permits single-user retail only in the Medinah Temple Building. Specifically, you requested the following changes to Statement No. 7:

1. The Medinah Temple Building would be limited to single-user retail only until the fifth anniversary of the date on which Bloomingdale's opens and commences business operations.
2. Upon the expiration of such five year period, provided Bloomingdale's has first used commercially reasonable efforts for a period of 90 days to attempt to locate a single-user retail use and sublease the Medinah Temple Building to such user, the Medinah Building may be used by multiple retail users provided such uses do not modify the historical features described in Exhibit D to the Medinah Temple/Tree Studios Redevelopment Agreement, except as may be permitted under the second paragraph of Section 8.22 thereof and consistent with the character of the development.
3. Beginning as of the tenth anniversary of the date on which Bloomingdale's opens and commences business operations and continuing thereafter, the Medinah Building may be used for any use set forth in statement No. 7 of the Business Planned Development (retail, office, restaurant, art gallery, artists' studios, arts-related business and live-work studios), subject to continued



compliance with the remaining requirements in the preceding paragraph.

Accordingly, pursuant to the authority granted by the Chicago Zoning Ordinance, I hereby approve the requested minor change, but no other changes to this planned development.

Very truly yours,

A handwritten signature in black ink, reading "Alicia Mazur Berg". The signature is fluid and cursive, with the first name "Alicia" and last name "Berg" being more prominent than the middle name "Mazur".

Alicia Mazur Berg
Commissioner

CC: Jack Swenson
Paul Woznicki
Philip Levin
Michael Marmo
Brian Goeken
Steve Holler

to those of a B2-1 Restricted Retail District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

AMENDMENT OF TITLE 17 OF MUNICIPAL CODE OF CHICAGO
(CHICAGO ZONING ORDINANCE) BY RECLASSIFICATION
OF AREA SHOWN ON MAP NUMBER 1-E.

(As Amended)
(Application Number 13110)

BPD 768

(Committee Meeting Held December 7, 2000)

The Committee on Zoning submitted the following report:

CHICAGO, December 13, 2000.

To the President and Members of the City Council:

Reporting for your Committee on Zoning, for which a meeting was held on December 7, 2000, I beg leave to recommend that Your Honorable Body Pass various ordinances transmitted herewith for the purpose of reclassifying particular areas.

I beg leave to recommend the passage of three ordinances which were corrected and amended in their amended form. They are Application Numbers 13180, 13110 and 13162.

Please let the record reflect that I, William J. P. Banks, abstained from voting and recused myself on the following matters under the provisions of Rule 14 of the City Council's Rules of Order and Procedure. They are Application Numbers 13167, 13174, 13171 and 13184.

Also, please let the record reflect that Alderman Thomas Allen abstains from voting on Application Number 13182 under the provisions of Rule 14 of the City Council's Rules of Order and Procedure.

At this time, I move for passage of the ordinances transmitted herewith.

Again, please let the record reflect that I abstain from voting on Application Numbers 13167, 13174, 13171 and 13184.

Respectfully submitted,

(Signed) WILLIAM J. P. BANKS,
Chairman.

On motion of Alderman Banks, the said proposed amended ordinance transmitted with the foregoing committee report was *Passed* by yeas and nays as follows:

Yeas -- Aldermen Granato, Tillman, Preckwinkle, Hairston, Lyle, Beavers, Dixon, Beale, Pope, Balcer, Frias, Olivo, Coleman, L. Thomas, Murphy, Rugai, Troutman, DeVille, Munoz, Zalewski, Chandler, Solis, Ocasio, Burnett, E. Smith, Carothers, Wojcik, Suarez, Matlak, Austin, Colom, Banks, Mitts, Allen, Laurino, O'Connor, Doherty, Natarus, Daley, Hansen, Levar, Shiller, Schulter, M. Smith, Moore, Stone -- 46.

Nays -- None.

Alderman Beavers moved to reconsider the foregoing vote. The motion was lost.

Alderman Burke invoked Rule 14 of the City Council's Rules of Order and Procedure, disclosing that he had represented parties to this ordinance in previous and unrelated matters.

The following is said ordinance as passed:

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all the B7-6 General Central Business District symbols and indications as shown on Map Number 1-E in the area bounded by:

North State Street; East Ontario Street; North Wabash Avenue; and East Ohio Street,

to the designation of a Business Planned Development and a corresponding use district which is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Business Planned Development Number 768.

Plan Of Development Statements.

1. The area delineated herein as a Business Planned Development consists of approximately sixty-five thousand four hundred (65,400) square feet (one and fifty hundredths (1.50) acres) and is owned or controlled by the applicants, Medinah Temple, Inc., Unit Building, Inc. and Tree Studios, L.L.C.
2. Development activities authorized by this Business Planned Development ordinance shall also be subject to the terms and conditions of a separate ordinance authorizing the execution of a redevelopment agreement affecting Medinah Temple, Tree Studios and Annexes and The Unit Building. The Department of Planning and Development shall not approve any requests for approval of any building permits (except for environmental remediation work that does not impact historic features) pursuant to this Business Planned Development ordinance unless and until a redevelopment agreement has been executed by the applicant and the City of Chicago (the "Redevelopment Agreement").
3. The applicant agrees to consent to and initiate Chicago landmark designation of the entire block, including the Tree Studios building and Annexes, the courtyard, the Unit Building, and Medinah Temple within ninety (90) days after closing.
4. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys, or easements, or adjustments of right-of-way, or consolidation or resubdivision of parcels, shall require a separate submittal on behalf of the applicant or its successors, assignees or grantees and approval by the City Council. Notwithstanding the terms

of these statements, the Commission on Chicago Landmarks shall review, under its applicable ordinance and regulations, all applications for rehabilitation of or modifications to significant features of the portions of the property designated a Chicago landmark.

5. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal title holder and any ground lessors. Furthermore, pursuant to the requirements of Section 11.11-1 of the Chicago Zoning Ordinance, the property shall be under single ownership or under "single designated control" at the time any applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made. Single designated control for purposes of this paragraph shall mean that any application to the City for any amendment to this Planned Development or any other modification or change thereto (administrative, legislative or otherwise) shall be made or authorized by all the owners of the property or any ground lessors or lessees.
6. This Plan of Development consists of sixteen (16) statements; a Bulk Regulations and Data Table; an Existing Zoning Map; a Planned Development Boundary and Property Line Map; a General Land-Use Plan; a Site/Landscape Plan; and six Elevations; dated November 16, 2000, prepared by Daniel P. Coffey and Associates, architects. Full size sets of the Site/Landscape Plan and Building Elevations are on file with the Department of Planning and Development. The Planned Development is applicable to the area delineated hereto and these and no other zoning controls shall apply.
7. The following uses as generally described shall be permitted within the area delineated herein as "Business Planned Development": retail, office, restaurant, art gallery, artists' studios, arts-related business and live-work studios in the Annexes, and single user retail in the Temple Building all as set forth on the General Land-Use Plan, referenced to in Statement Number 6, and in accordance with the Redevelopment Agreement, which provides further definition.
8. Permanent business identification signs shall be permitted within the Planned Development subject to the review and approval of the Department of Planning and Development and the Commission on Chicago Landmarks. Temporary signs, such as construction signs shall be permitted, subject to the review and approval of the Department of Planning and Development. The applicant shall remove two (2) existing electronic signs on the Ohio Street facades within one hundred eighty

(180) days following closing. No new exterior electronic moving image or message signs will be permitted within the Planned Development.

9. Any service drives or other ingress or egress shall be adequately designed and paved in accordance with the regulations of the Department of Transportation in effect at the time of construction and in compliance with the Municipal Code of the City of Chicago, to provide ingress and egress for motor vehicles, including emergency vehicles. There shall be no parking within such emergency areas. Ingress and egress shall be subject to the review and approval of the Department of Transportation, and the Department of Planning and Development. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Department of Transportation.
10. Height restriction of any building or any appurtenance thereto shall, in addition to the Bulk Regulations and Data Table, be subject to height limitations as certified and approved by the Federal Aviation Administration.
11. For purposes of floor area ratio (F.A.R.) calculations, the definitions in the Chicago Zoning Ordinance shall apply.
12. The improvements on the Property shall be designed, installed and maintained in substantial conformance with the Plans and Building Elevations referenced in Statement Number 6 hereinabove. In addition, parkway trees and other landscaping shall be installed and maintained at all times in accordance with the Site/Landscape Plan and the parkway tree landscaping provisions of the Chicago Zoning Ordinance and corresponding regulations and guidelines. Where the narrow sidewalk widths, vaults, permitted canopies, or other conditions, prevent planting of street trees, hanging baskets and/or planters may be substituted subject to D.P.D. approval.
13. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Planning and Development, upon the application for such a modification by the applicant and after a determination by the Commissioner that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the

purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Planning and Development shall be deemed to be a minor change in the Planned Development as contemplated by Section 11.11-3(c) of the Chicago Zoning Ordinance.

14. The applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner which promotes and maximizes the conservation of energy resources. The applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within this Planned Development in an energy efficient manner, generally consistent with most current energy efficiency standards published by the American Society of Heating, Refrigerating and Air-Conditioning Engineers ("A.S.H.R.A.E.") and the Illuminating Engineering Society ("I.E.S."). Copies of these standards may be obtained from the Department of Planning and Development.
15. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables, and maximizes universal access throughout the property. Plans for all buildings and improvements on the property shall be reviewed and approved by the Mayor's Office for People with Disabilities (M.O.P.D.) to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility. No approvals shall be granted pursuant to Section 11.11-3(b) of the Chicago Zoning Ordinance until the Director of M.O.P.D. has approved detailed construction drawings for each building or improvement.
16. Unless substantial construction has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire. If this Planned Development expires under the provisions of this section, then the zoning of the property shall automatically revert to the underlying B7-6 General Central Business District classification.

[Existing Zoning Map; Planned Development Boundary and Property Line Map; Generalized Land-Use Plan; Site/Landscape Plan; and Building Elevation Drawings referred to in these Plan of Development Statements printed on pages 48589 through 48598 of this Journal.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

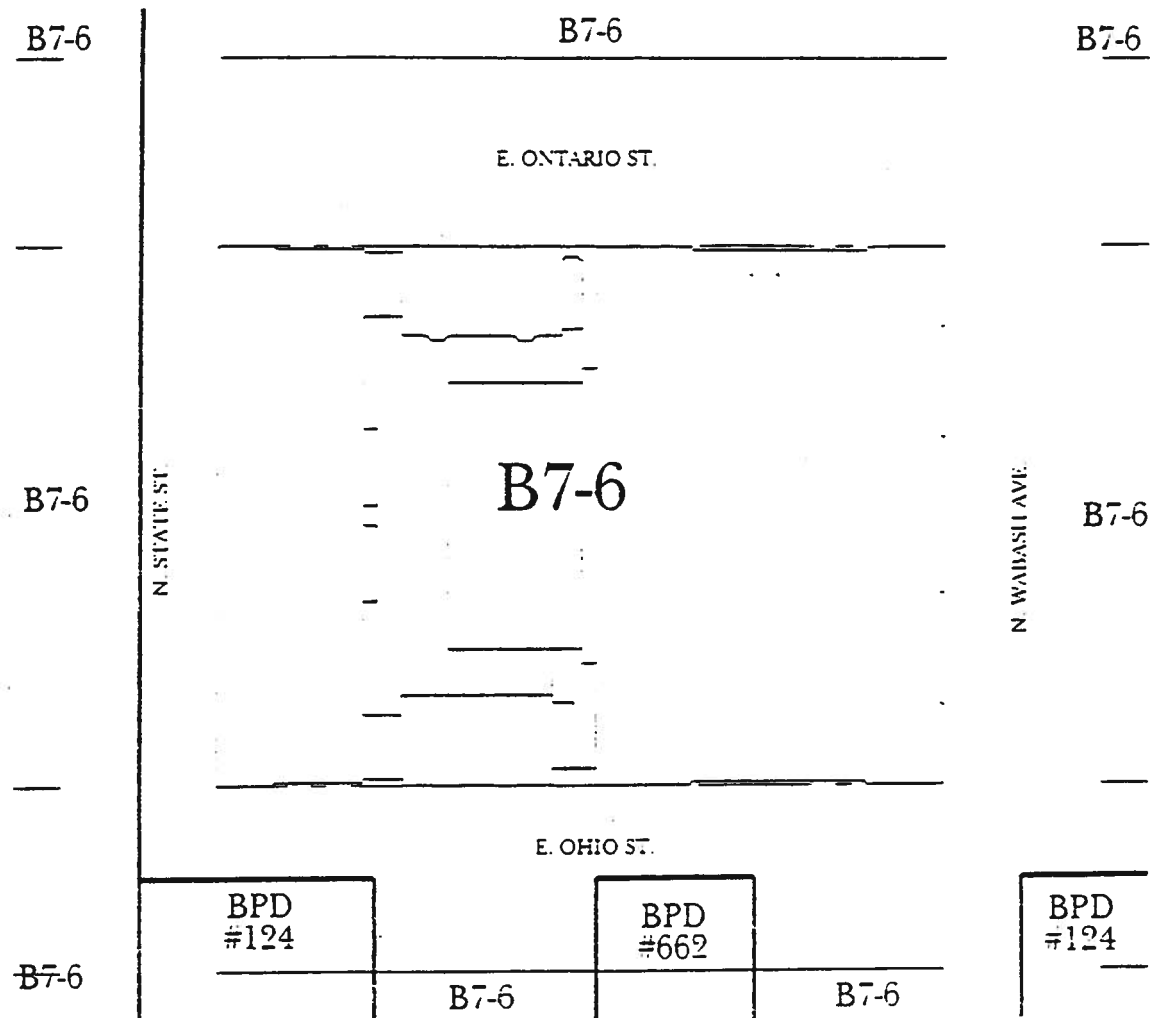
Business Planned Development Number 768.

Bulk Regulations And Data Table.

Gross Site Area, 107,002 square feet = Area in Public Way, 41,557 square feet + Net Site Area, 65,445 square feet (1.50 acres).

Maximum Permitted Floor Area Ratio:	12.0.
Maximum Percent of Site Coverage:	In accordance with the Site Plan.
Minimum Off-Street Loading Spaces:	In accordance with the Site Plan.
Minimum Off-Street: Parking Spaces:	None required.
Minimum Required Setbacks:	In accordance with Site Plan.
Maximum Building Height:	In accordance with the elevations.
Residential Units:	Not to exceed 8 live-work units to be located in the Annex Building only.

Existing Zoning Map.



EXISTING ZONING MAP

MEDINAH TEMPLE TREE STUDIOS REDEVELOPMENT

CHICAGO, ILLINOIS

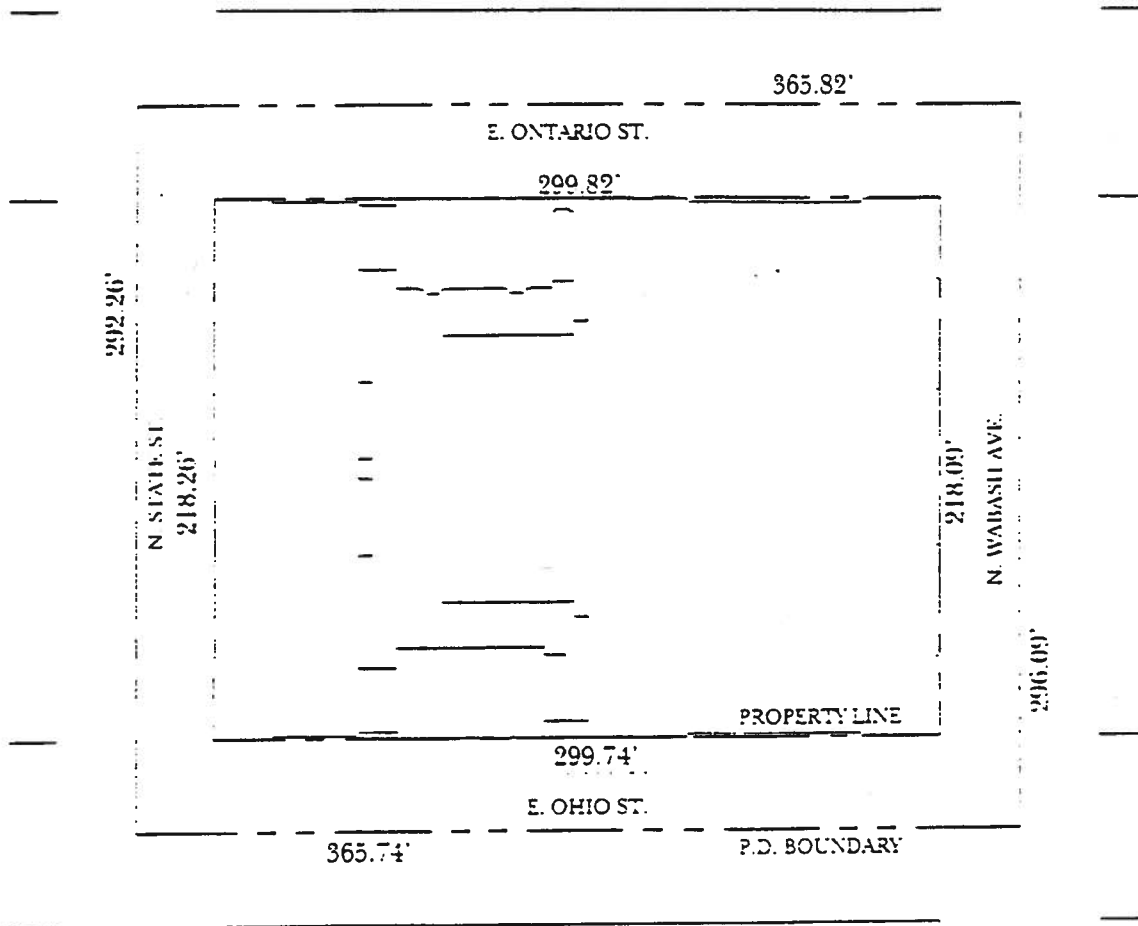
Applicant: Medinah Temple, Inc.
Unit Building, Inc.
Tree Studios, LLC

Address: 325 N. LaSalle Street
Chicago, Illinois 60610

Date: October 12, 2000
Revised Date: November 16, 2000



Planned Development Boundary
And Property Line Map.



PROPERTY LINE MAP

MEDINAH TEMPLE TREE STUDIOS REDEVELOPMENT

CHICAGO, ILLINOIS

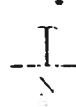
Applicant: Medinah Temple, Inc.
Unit Building, Inc.
Tree Studios, LLC

Address: 325 N. LaSalle Street
Chicago, Illinois 60610

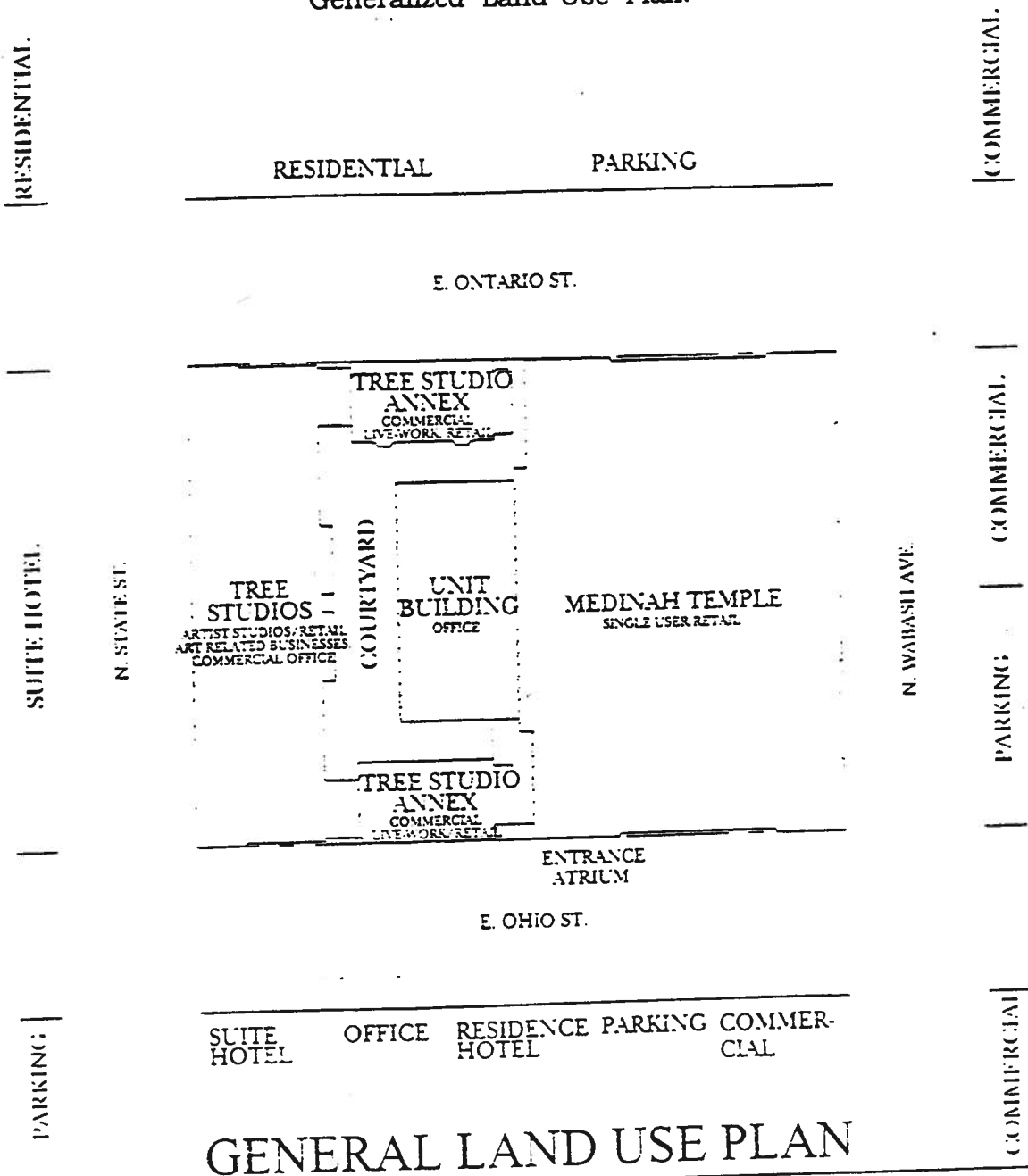
Date: October 12, 2000

Revised Date: November 16, 2000

0' 15' 32" 64" 128"



Generalized Land-Use Plan.



MEDINAH TEMPLE TREE STUDIOS REDEVELOPMENT

CHICAGO, ILLINOIS

Applicant: Medinah Temple, Inc.
 Unit Building, Inc.
 Tree Studios, LLC

Address: 325 N. LaSalle Street
 Chicago, Illinois 60610

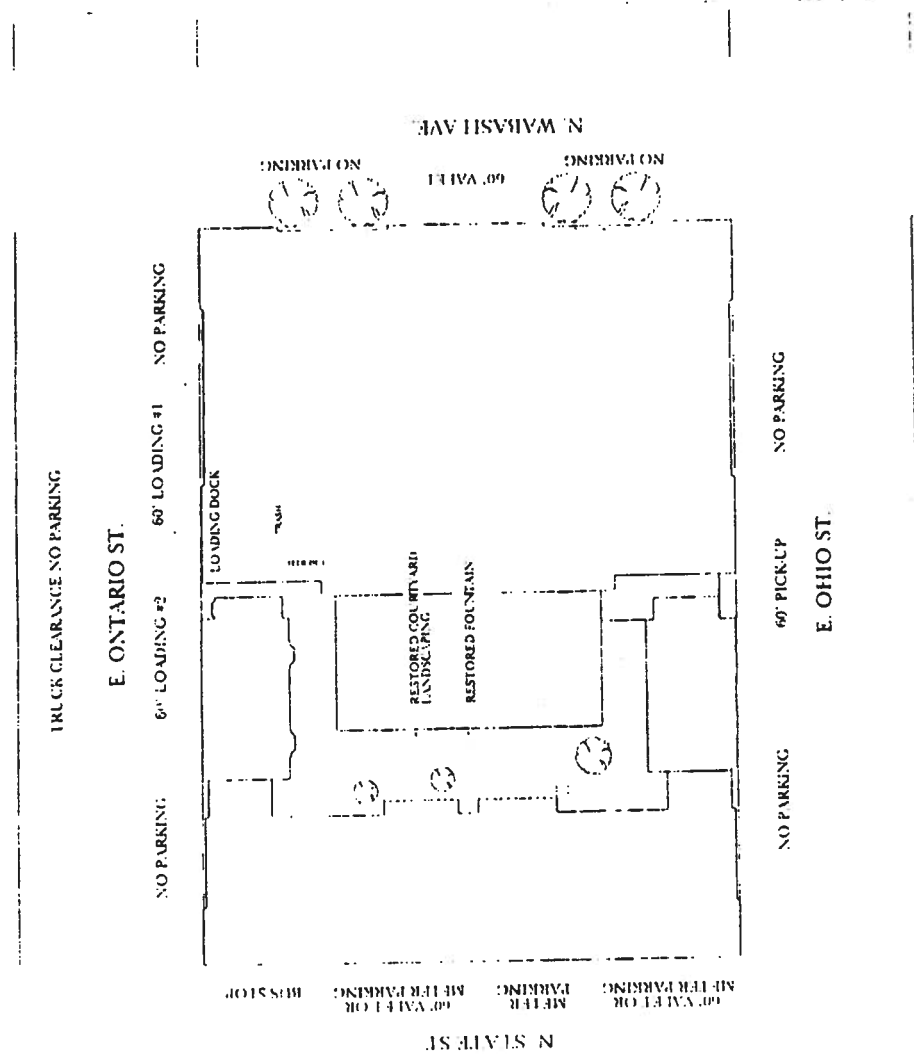
Date: October 12, 2000

Revised Date: November 16, 2000

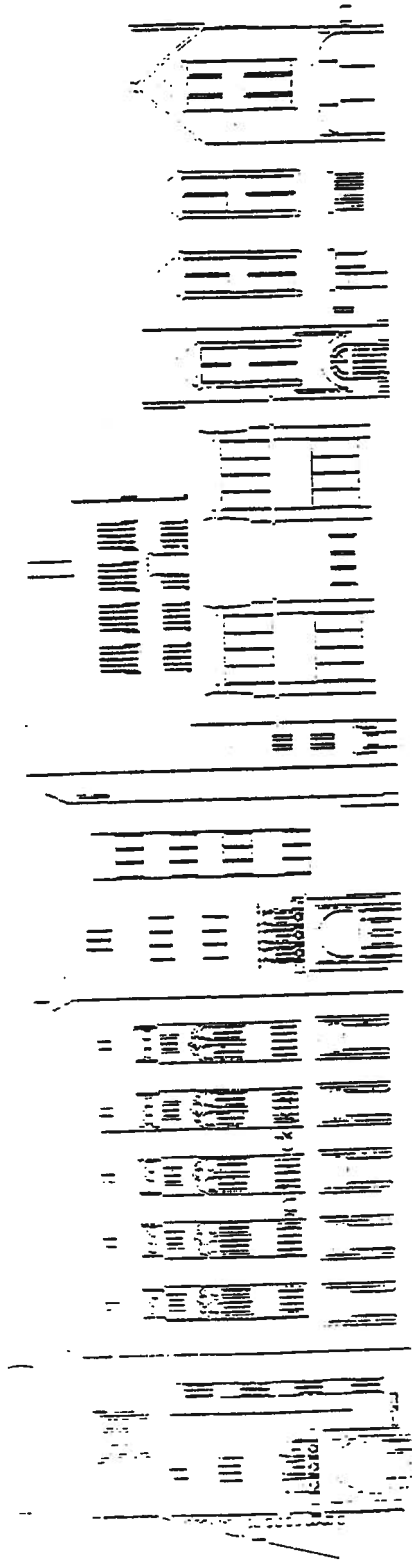
0' 16' 32" 64' 128'



Site/Landscape Plan.



Building Elevations.
(Page 1 of 6)



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THE CHICAGO ARCHITECTURAL BOARD

NORTH ELEVATION

CHICAGO, ILLINOIS

MEDINAH TEMPLE / TREE STUDIOS REDEVELOPMENT

Applicant: Historic Preservation Associates, L.L.C.

Address: 325 N. LaSalle Street

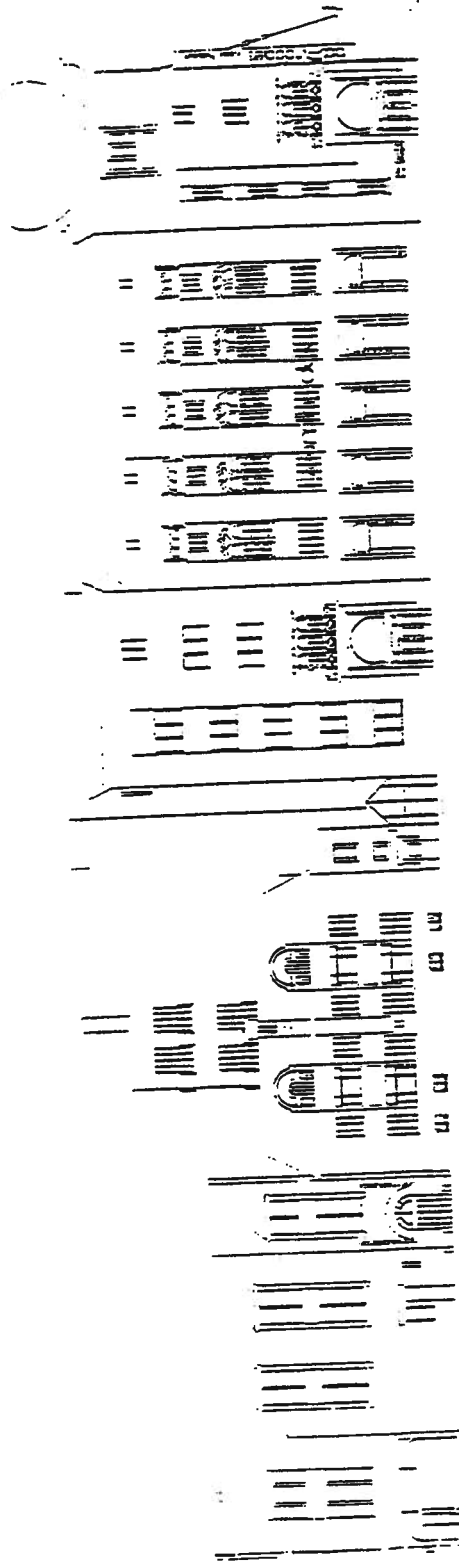
Chicago, Illinois 60610

Date: October 12, 2000

Revised Date: November 16, 2000



Building Elevations.
(Page 2 of 6)



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SOUTH ELEVATION

CHICAGO, ILLINOIS

MIDWAY TEMPLE / TREE STUDIOS REDEVELOPMENT

Applicant: Historic Preservation Associates, L.L.C.

Address: 325 N. LaSalle Street

Chicago, Illinois 60610

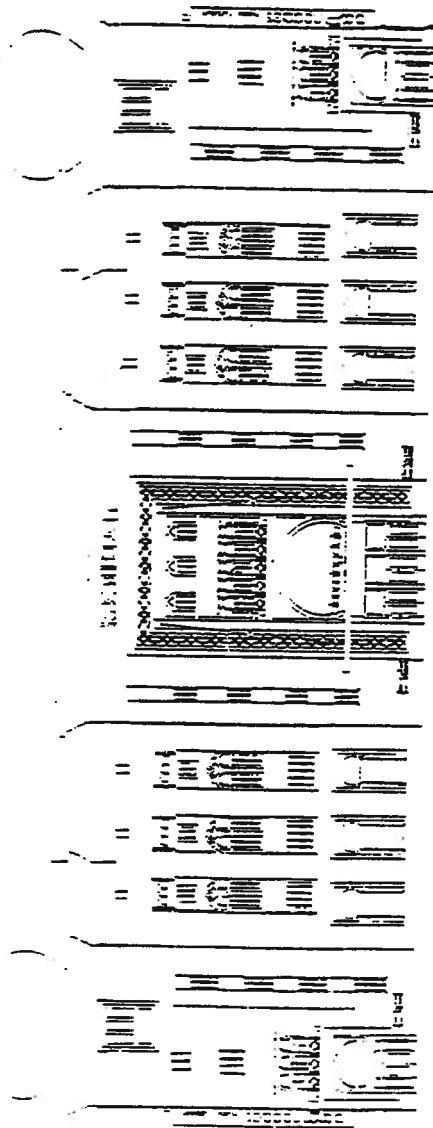
Date: October 12, 2000

Revised Date: November 16, 2000



Building Elevations.

(Page 3 of 6)



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 THE COMMISSION OF CHICAGO ORDINANCES

EAST ELEVATION

ME DINAH TEMPLE / TREE STUDIOS REDEVELOPMENT

Applicant: Historic Preservation Associates, L.L.C.

Address: 325 N. LaSalle Street

Chicago, Illinois 60610

Date: October 12, 2000

Revised Date: November 16, 2000

CHICAGO, ILLINOIS



Building Elevations.
(Page 4 of 6)



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WEST ELEVATION

MIDNIGHT TEMPLE / TREE STUDIOS REDEVELOPMENT

Applicant: Historic Preservation Associates, L.L.C.

Address: 325 N. LaSalle Street

Chicago, Illinois 60610

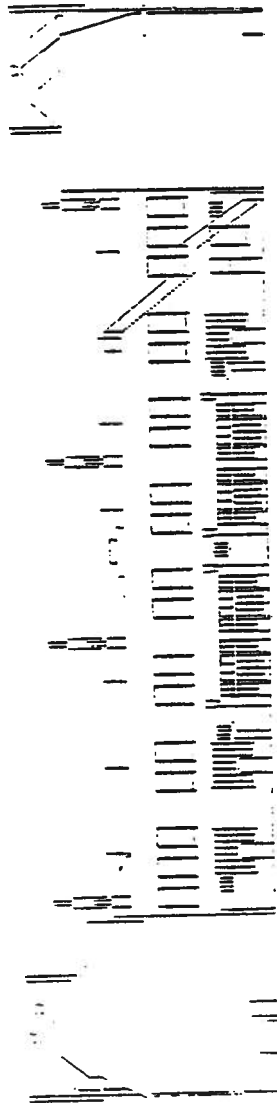
Date: October 12, 2000

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CHICAGO, ILLINOIS



Building Elevations
(Page 5 of 6).



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COURTYARD - EAST ELEVATION

CHICAGO, ILLINOIS

MEDINAH TEMPLE / TREE STUDIOS REDEVELOPMENT

Historic Preservation Associates, L.L.C.

325 N. LaSalle Street

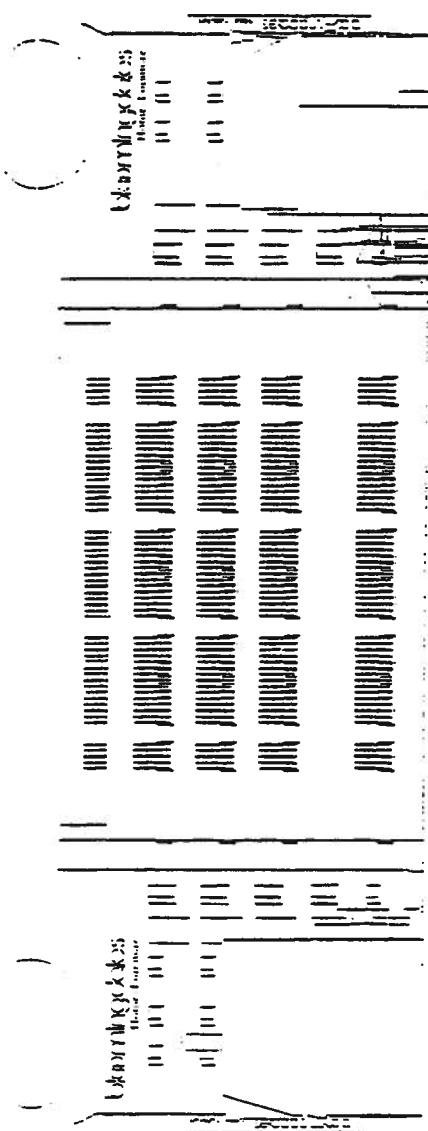
Chicago, Illinois 60610

October 12, 2000

Revised Date: November 16, 2000



Building Elevations.
(Page 6 of 6)



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COURTYARD - WEST ELEVATION

CHICAGO, ILLINOIS

MEDINAH TEMPLE / TREE STUDIOS REDEVELOPMENT

Applicant: Historic Preservation Associates, L.L.C.

Address: 325 N. LaSalle Street

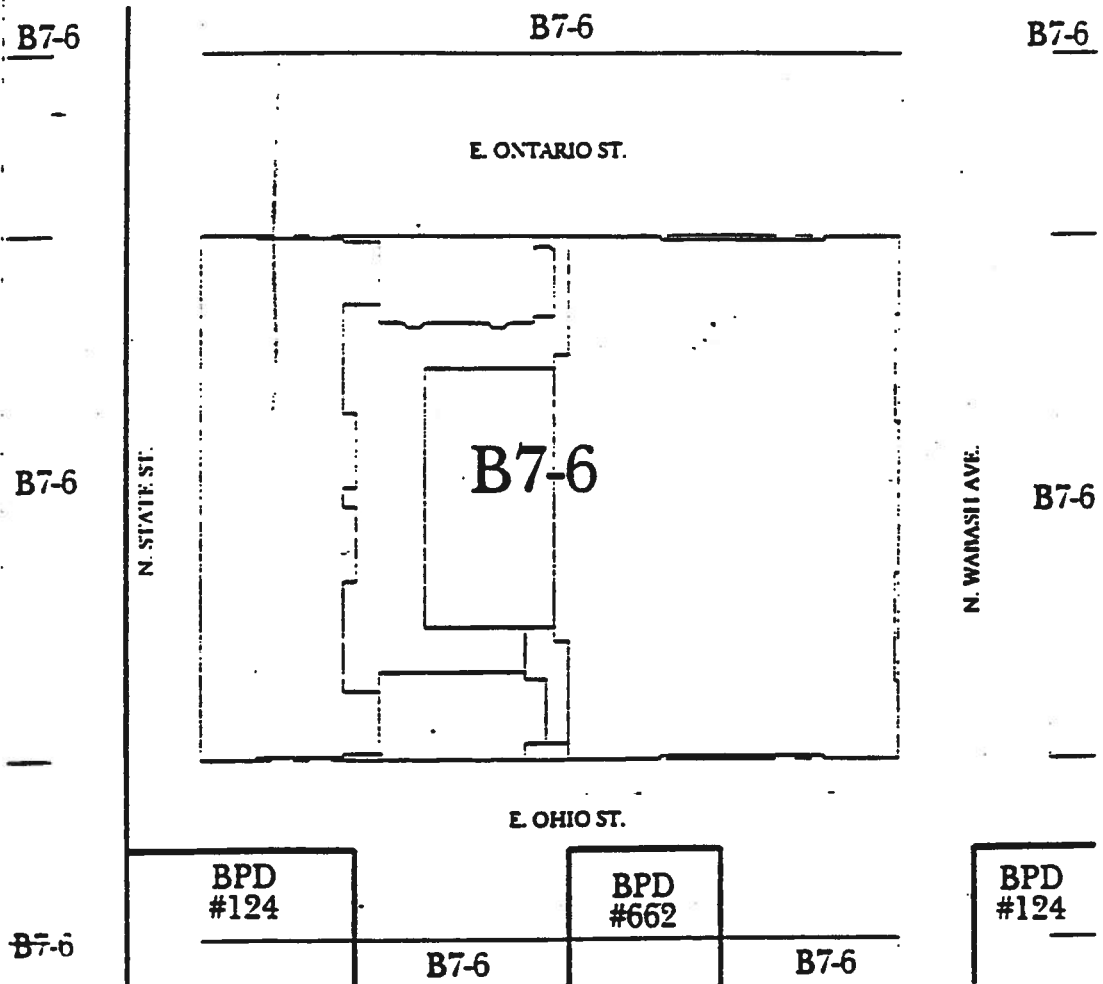
Chicago, Illinois 60610

Date: October 12, 2000

Revised Date: November 16, 2000



Existing Zoning Map.



EXISTING ZONING MAP

MEDINAH TEMPLE / TREE STUDIOS REDEVELOPMENT

CHICAGO, ILLINOIS

Applicant: Medinah Temple, Inc.
Unit Building, Inc.
Tree Studios, LLC
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Date: October 12, 2000
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0' 16' 32' 64' 128'

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